

Sealed Bid for May 17, 2012 Public Auction

Belkys Escobar
Courtney Sydnor
Special Commissioners of Sale
Office of the County Attorney
One Harrison Street, S.E., 5th Floor
MSC #06
Leesburg, VA 20175-3102

Re: Offer to Purchase

Dear Commissioner:

I am advised that the Special Commissioner of Sale is authorized to solicit bids on behalf of the Court for the sale of the property referred to as:

County of Loudoun vs. _____
Civil Case No. _____
Loudoun County Parcel Identification Number _____

I hereby offer to purchase said property for the sum of \$_____.

Pursuant to the Terms of Sale, I have enclosed a cashier's or certified check for \$_____ as my Bidder's Deposit. I understand that, in the event I am the successful bidder, this offer is subject to approval and confirmation by the Loudoun County Circuit Court, and that the balance of the purchase price shall be due within thirty (30) days of confirmation by the Circuit Court. After the Court confirms the sale, I will receive a deed with Special Warranty of Title when I pay the balance of the purchase price. I understand that this offer may not be withdrawn by me without leave of the Court.

Also enclosed is a copy of the Terms of Sale, which I have initialed to confirm that I have read and understood them, and agree to be bound thereby. Also enclosed is the signed and notarized Bidder's Certification referred to in Paragraph 5 of the Terms of Sale (in the event I am declared the successful bidder).

Signature

Date

PLEASE PRINT Name: _____

 Address: _____

 Telephone: _____

TERMS OF SALE

1. The sale of any real property is subject to the approval and confirmation by the Circuit Court of Loudoun County.
2. The Special Commissioners of Sale reserve the right to withdraw from sale any property listed and to reject any bid by declaring "NO SALE" after the last bid received on a property.
3. Any person who wishes to bid on any property during the auction must register with County staff before the start of bidding. As part of the registration process, potential bidders must: (i) demonstrate that they have sufficient funds on hand to pay the Minimum Deposit required for each parcel on which they want to bid; and (ii) sign a form certifying that they do not own any property in Loudoun County for which any delinquent taxes are due, or for which there are zoning or other violations.
4. The Minimum Deposit required for each parcel is specified in the Public Auction notice, which has been published in the Leesburg Today. A copy of the Public Auction notice is also available on the Treasurer's Office website. The full amount of the Minimum Deposit must be paid by cash, or by Cashier's or Certified Check made payable to **William B. Hanes, General Receiver**, at the time the auctioneer declares the sale.
5. In lieu of attending the auction, bidders may submit written bids to Courtney R. Sydnor or Belkys Escobar, Special Commissioners of Sale, at the address listed above. All written bids must be accompanied by the applicable Minimum Deposit, which shall be paid by Cashier's or Certified Check made payable to **William B. Hanes, General Receiver**. Written bids must also be accompanied by a certification that the bidder is not the owner of any property in Loudoun County for which delinquent taxes are due, or for which there are zoning or other violations. A written bid form, which includes the required certification, can be obtained from the Special Commissioner of Sale.
6. Written bids (with the required deposit and certification) will be received by the Special Commissioner of Sale at any time prior to the date of auction, and held under seal, until the auction. If a written bid exceeds the highest live bid received from the audience during the auction, the audience will have an opportunity to counter the written bid. If a higher bid is not received from the audience, the Special Commissioner of Sale may declare the sale to the proponent of the highest written bid, or may reject all bids by declaring "NO SALE."
7. If either a written bid or a live auction bid is approved by the circuit court, the balance of the purchase price must be paid in full within 30 days after confirmation.
8. Once a written bid has been submitted and/or a live bid has been accepted during the auction, it cannot be withdrawn except by leave of the circuit court. Any bidder who attempts to withdraw his/her bid after it has been accepted by the Special Commissioner of Sale may be required to forfeit his/her deposit.
9. Properties are offered "as is", with all faults and without warranties either expressed or implied.
10. The costs of any title search and all recording costs (including but not limited to any grantor's tax/fee) will be at the expense of the purchaser. All property will be conveyed by Special Warranty Deed.
11. Announcements made the day of sale take precedence over any prior verbal or written terms of sale.

The Special Commissioners of Sale represent that information regarding the property to be offered for sale, including acreage, type of improvements, etc., is taken from tax and/or land records, and is not guaranteed for either accuracy or completeness. Bidders are encouraged to make their own investigation to determine the condition, accessibility and occupancy status of each property and to bid accordingly. The sale will be made subject to matters visible upon inspection, and to restrictions, conditions, rights-of-way and easements, if any, contained in the instruments constituting the chain of title. Any costs incurred by a bidder to inspect or investigate any property are the bidder's responsibility and are not reimbursable.

The owner of any property listed in the Public Auction notice may redeem it at any time before the date of the auction by paying all taxes, penalties, interest, costs (including the pro rata costs of publishing this advertisement), and attorney's fees, accrued through the day of the auction.

More detailed information regarding any property may be obtained by examining the files in the Clerk's office of the Circuit Court of Loudoun County, or by contacting: the Special Commissioners of Sale at (703) 777-0307; H. Roger Zurn, Jr., Treasurer, at (703) 777-0280; or Cindy Hamilton, Deputy Treasurer for Collections, at (703) 777-0532.

BIDDER'S INITIALS: _____

BIDDER'S CERTIFICATION

IN RE: COUNTY of LOUDOUN v. _____
Civil Case No. _____

STATE OF VIRGINIA
COUNTY OF LOUDOUN, to-wit:

I, _____, certify that I am not the owner of any other
(Print Name)

property in Loudoun County on which there are delinquent taxes, zoning or other violations.

Signature

I, the undersigned Notary Public in and for the jurisdiction aforesaid, do hereby certify that _____, ☐ who is known to me **OR** ☐ who provided satisfactory evidence of her/his identity, and whose name is signed to the foregoing Offer to Purchase, Terms of Sale and Bidder's Certification, personally appeared before me and acknowledged the same in my jurisdiction aforesaid.

GIVEN under my hand and seal this _____ day of _____, 2012.

Notary Public

My commission expires

Notary Registration No.: _____

PLEASE REMEMBER THAT written bids must be accompanied by a Cashier's or Certified Check payable to William B. Hanes, General Receiver for an amount equal to the applicable Minimum Deposit.

To ensure the confidentiality of the bid, make sure you indicate on the outside of the envelope "Sealed Bid for May 17, 2012 Public Auction" and the parcel identification number (PIN) for the property you are bidding on.